



CITY OF PULLMAN

Public Works and Planning Departments

325 S.E. Paradise Street, Pullman, WA 99163
(509) 338-3220 or (509) 338-3213 Fax (509) 338-3282
www.pullman-wa.gov

MEMORANDUM

TO: Pullman Historic Preservation Commission

FROM: Pete Dickinson, Planning Director PD
Jason Radtke, Assistant Planner

FOR: Meeting of August 14, 2017

SUBJECT: Historic Preservation Commission Business

DATE: August 2, 2017

The material below provides background information for the agenda items to be addressed by the Historic Preservation Commission (HPC) at its August 14 meeting.

1. Discuss Preparations for the Guided Walking Tour Planned for This Fall.

During the July meeting, the HPC discussed hosting another historic walking tour in late August or early September. At this time, the HPC should decide which six to ten properties listed in the walking tour brochure will be included on this year's tour.

In addition, consideration should be given to marketing this event. Marketing efforts from last year included:

- Publication in the fall Parks brochure;
- Publication in the local newspaper(s) (Moscow-Pullman Daily News and/or the Lewiston Tribune's Art Edition);
- A radio announcement;
- Publication in the Community Update;
- Promotion by the Chamber of Commerce;
- Promotion by the Whitman County Historical Society; and
- Direct mailing to various community members and organizations.

At this time, staff would entertain further discussion of these items in order to prescribe assignments for both tour stops and marketing efforts. A final date for this event should also be set.

2. Review Progress Toward HPC 2017 Goals.

As we approach the final quarter of the year, it is appropriate to examine the progress the

HPC has made toward achieving goals it established at its January 9 meeting. The goals set by the HPC were as follows:

- Solicit owners of College Hill Historic District contributing properties to nominate their properties to the Local Register.
- Increase community outreach:
 - Get the HPC in the newspaper; perhaps set up an interview with a Local Register owner.
 - Add the Local Register to the website, including accepted nomination packets.
 - Hold another walking tour.
- Finalize the local register plaque design.
- Conduct annual reporting of goals and progress towards goals.

Regarding the aforementioned goals, the following progress has been made:

- Hold another walking tour: the HPC is currently planning this project.
- Conduct annual reporting of goals and progress towards goals: this discussion fulfills this objective.

Regarding the standing goals, the following progress has been made:

- List five additional properties on the Pullman Register of Historic Places: one house has already been listed and another is scheduled to be considered in September.
- Apply for a CLG Grant: the City has been awarded a grant this year.

Staff would like to open a discussion regarding advancement made in pursuit of these goals.

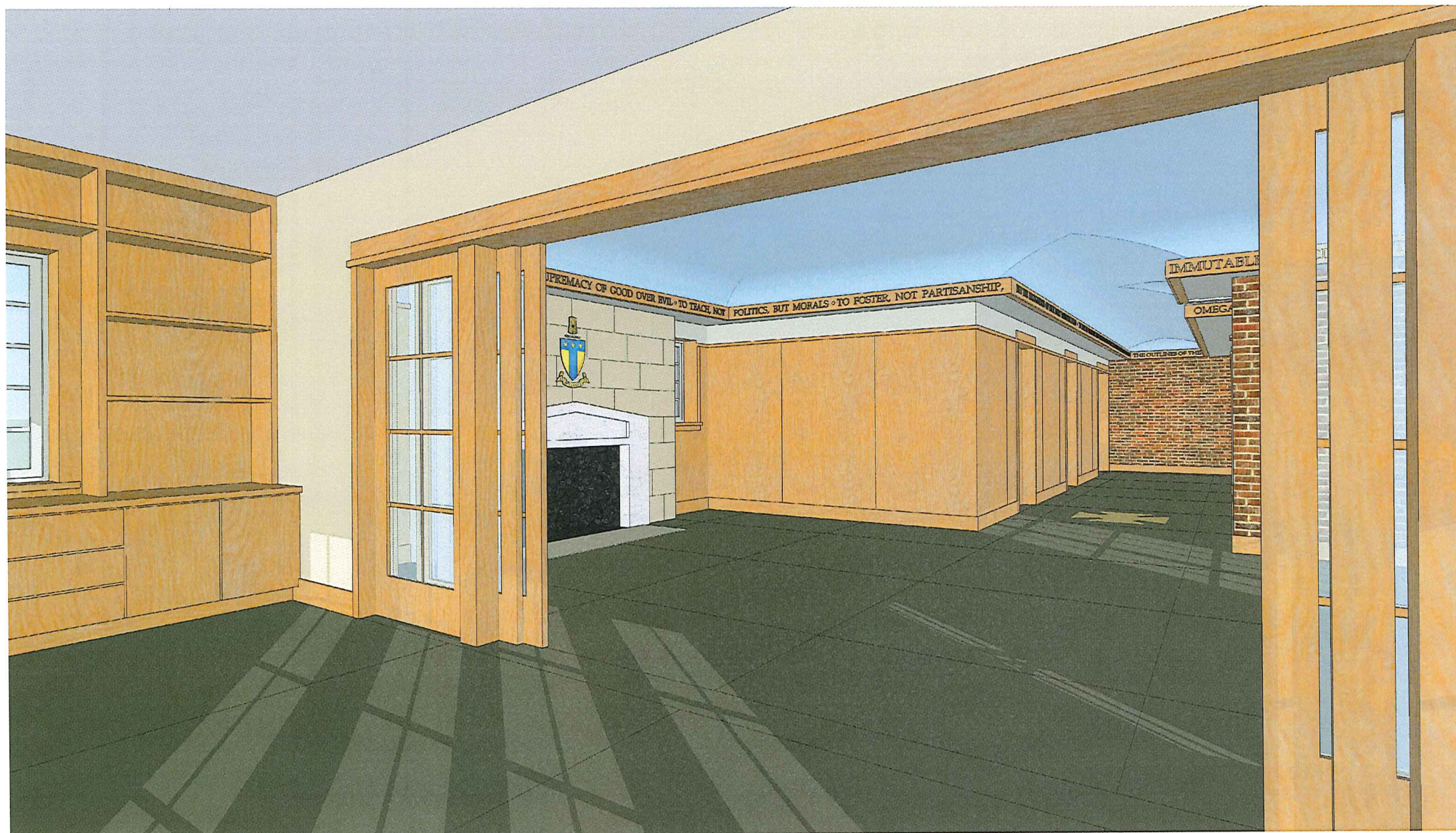
3. Discuss the Design of the Plaque for Historic Properties.

At the July meeting, HPC Chair Warnick offered to conduct more research into cost and materials for this project. Staff requests that the HPC provide input regarding the plaque construction at its upcoming meeting of August 14.

4. Discuss the Proposed Remodel of the Alpha Tau Omega Building.

On July 26, 2017, Fred Baxter of Fred Baxter and Associates Architecture submitted the attached drawings for a remodel of the interior and certain exterior elements of the Gamma Chi Chapter of the Alpha Tau Omega Fraternity, located at 710 NE Linden Street. While staff could not ascertain the construction date for this structure, it should be considered an historic resource, as the City has permits on file dating to 1968. At this time, staff would entertain any comments or questions the Commissioners may have.

Attachment



Taus
FOR THE
Lodge

CHAPTER HOUSE RENOVATION - GAMMA CHI OF ALPHA TAU OMEGA

Schematic Design - July 24, 2017

FRED BAXTER & ASSOCIATES
ARCHITECTS

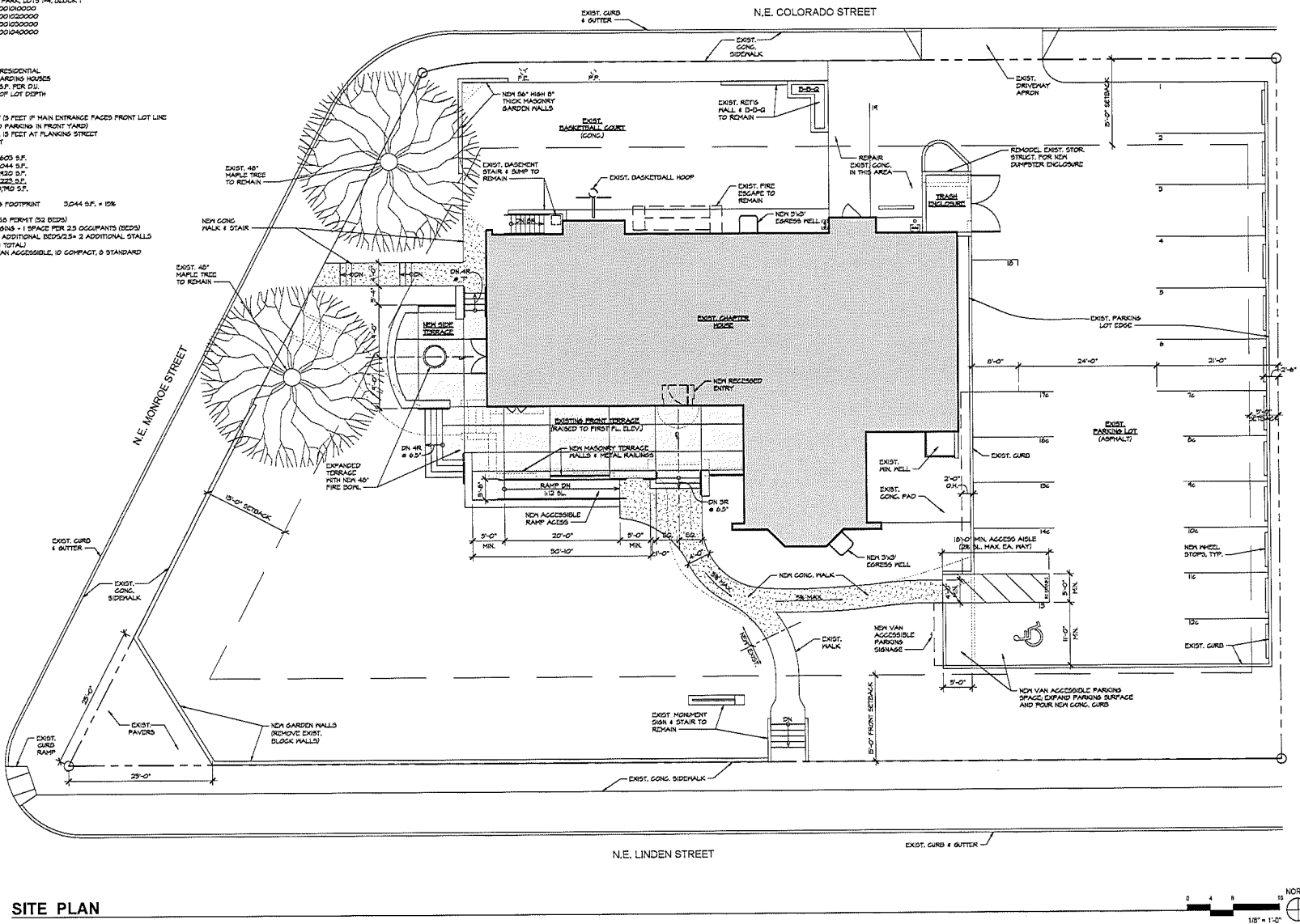
649 Fifth Street, Suite 203
Kendall, WA 98275

www.baxterarchitects.com
fred@baxterarchitects.com



PROPERTY/ZONING INFORMATION

OWNER: RICHMOND PROPERTY GROUP, LTD. KLAUS FITTERER, DIRECTOR OF PROPERTY DEVELOPMENT ONE PENNSYLVANIA STREET, #200 INDIANAPOLIS, INDIANA 46204	
PROJECT ADDRESS: N.E. 710 LINDEN, FULLMAN, PA #163	
LEGAL DESCRIPTION: FULLMAN CAMPO PARK, LOTS 1-4, BLOCK 1 PARCEL: 0000000000000000 PARCEL: 0000000000000000 PARCEL: 0000000000000000 PARCEL: 0000000000000000	
LOT AREA: TOTAL AREA: 20,400 S.F.	
CITY OF FULLMAN ZONING: R4 HIGH DENSITY RESIDENTIAL PERMITTED USES: MIN. LOT AREA: 5,000 S.F., 1,000 S.F. PER D.U. MIN. LOT WIDTH: 50 FEET OR 25% OF LOT DEPTH MAX. LOT COVERAGE: 60% MAX. BUILDING HEIGHT: 30 FEET SET-BACKS: FRONT: 15 FEET IF MAIN ENTRANCE FACES FRONT LOT LINE AND NO PARKING IN FRONT YARD SIDE: 5 FEET, 5 FEET AT PLANNING STREET REAR: 10 FEET	
FLOOR AREAS (GROSS): BASEMENT: 2,603 S.F. 1ST LEVEL: 5,244 S.F. 2ND LEVEL: 2,432 S.F. 3RD LEVEL: 2,222 S.F. TOTAL: 12,701 S.F.	
LOT COVERAGE: EXISTING BUILDING FOOTPRINT: 5,244 S.F. = 25%	
EXISTING PARKING: TOTAL PARKING REQ'D: (1) STALLS PER 146 PERMIT (32 BEDS) HOV3/DRIVEP, 1.0/DRIVEP = 1 SPACE PER 2.5 OCCUPANTS (BEDS) 3 ADDITIONAL BEDS/2.5 = 2 ADDITIONAL STALLS (4 TOTAL)	
PARKING PROVIDED: (4) STALLS VAN ACCESSIBLE, 10 COMPACT, 8 STANDARD	



SITE PLAN

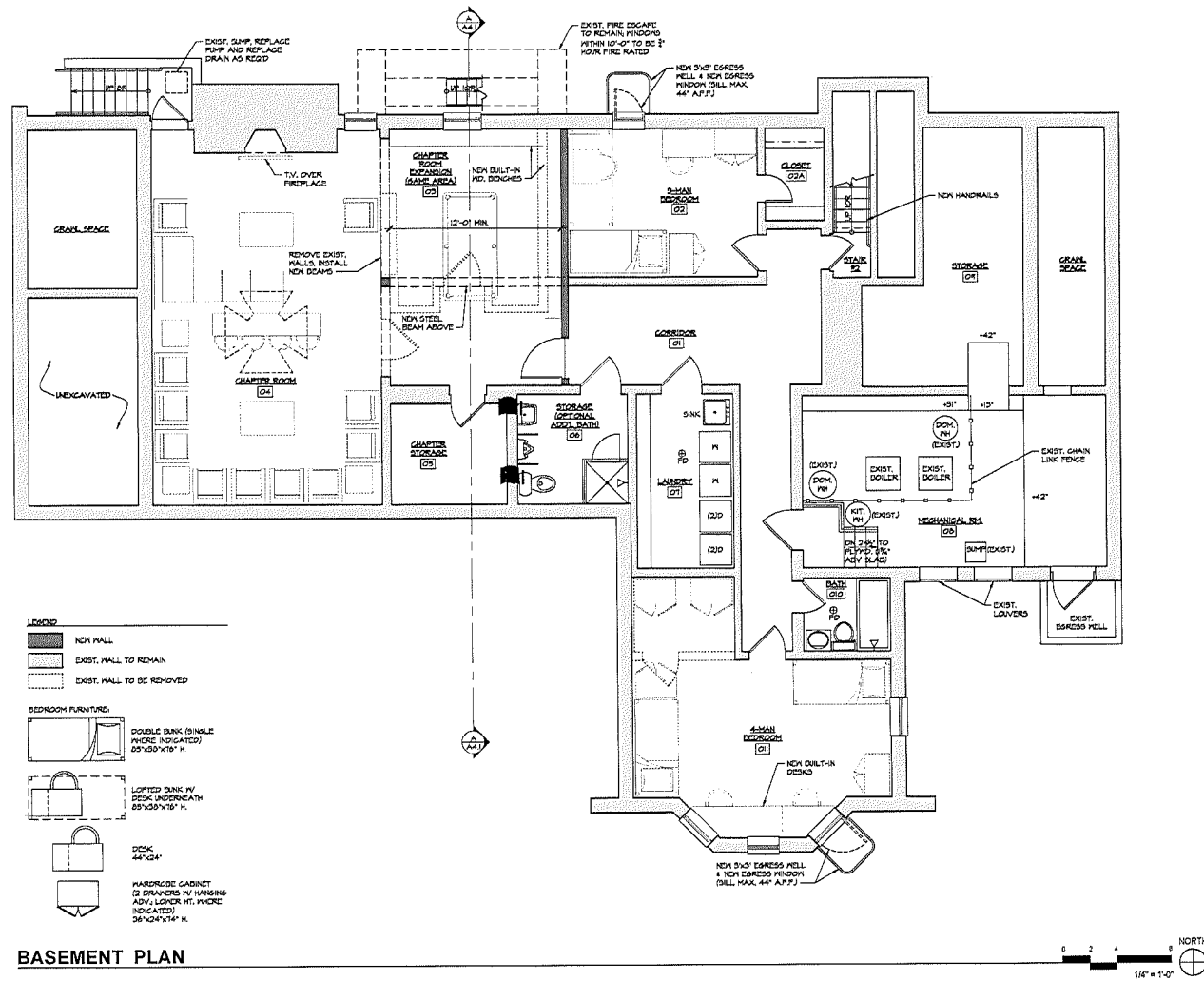
Date: 7/24/17
Revisions:

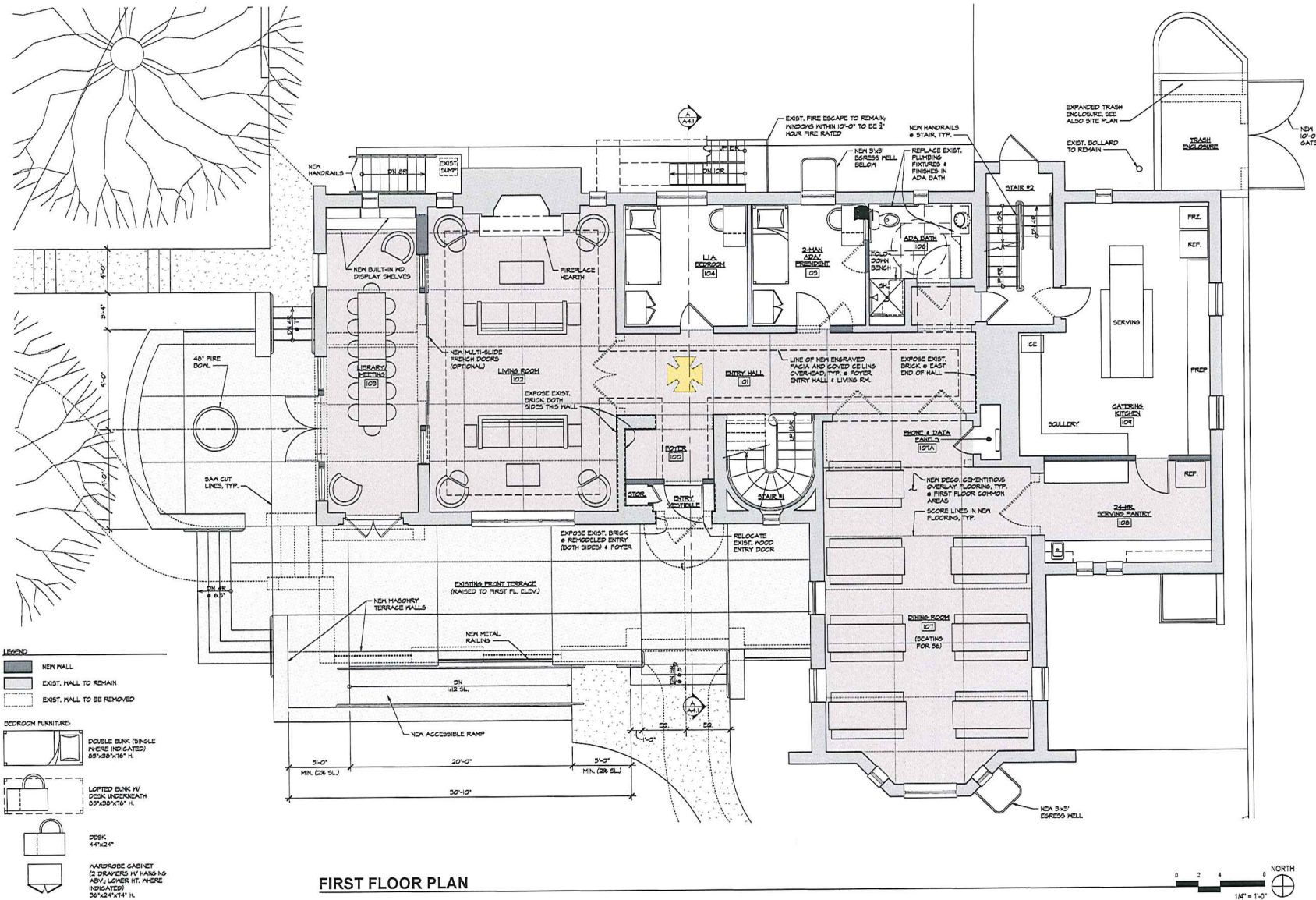
This document, including all design and drawings, is the property of the architect and is to be used only for the project and site specified herein. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without written permission of the architect.

Chapter House Renovation
Gamma Chi of Alpha Tau Omega
710NE Linden Street
Fullman, Washington 99163

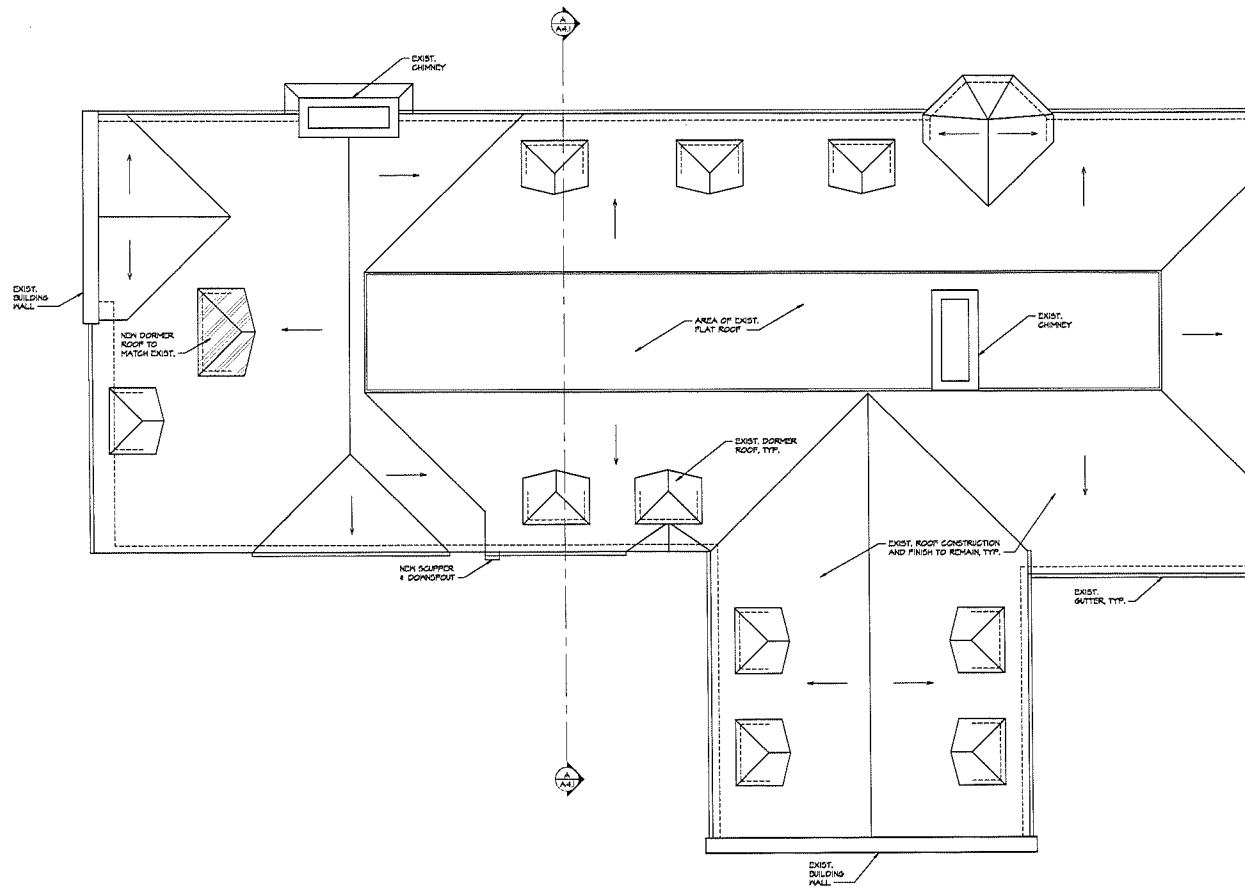
Fred Baxter & Associates
ARCHITECTURE
649 7th Street, Suite 201, Mukilteo, Washington 98275 (425) 348-3975 fax (425) 353-0085 fred@baxterandassociates.com

A1.1







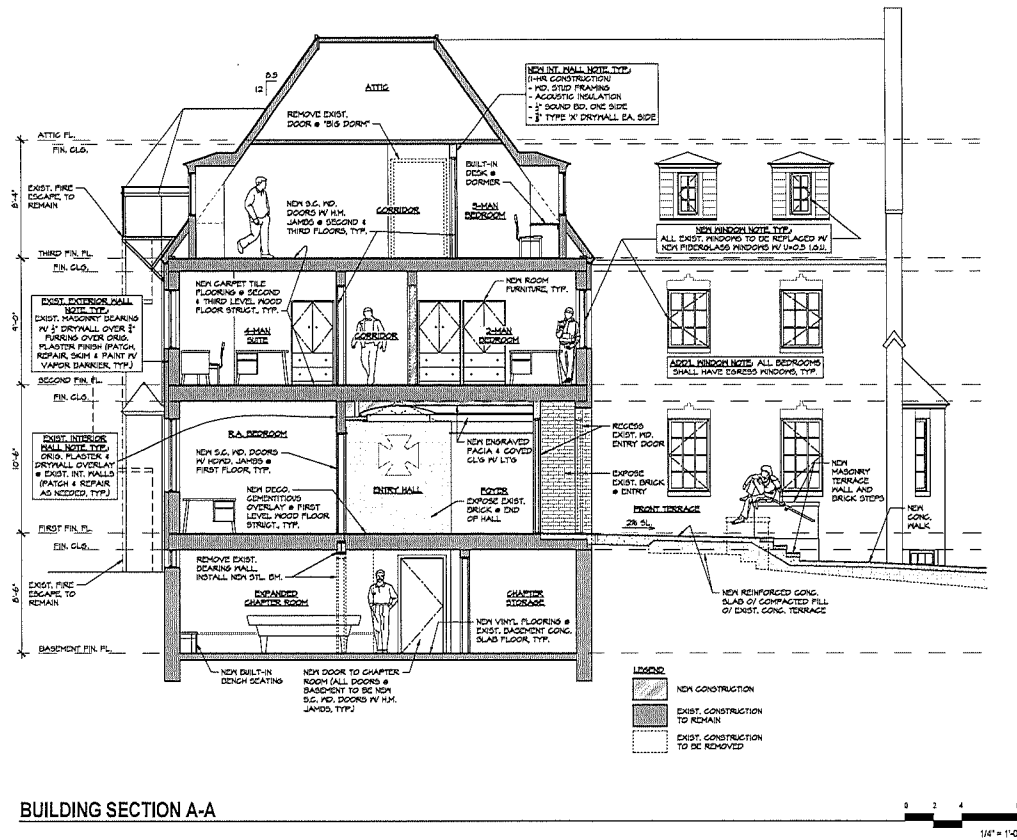


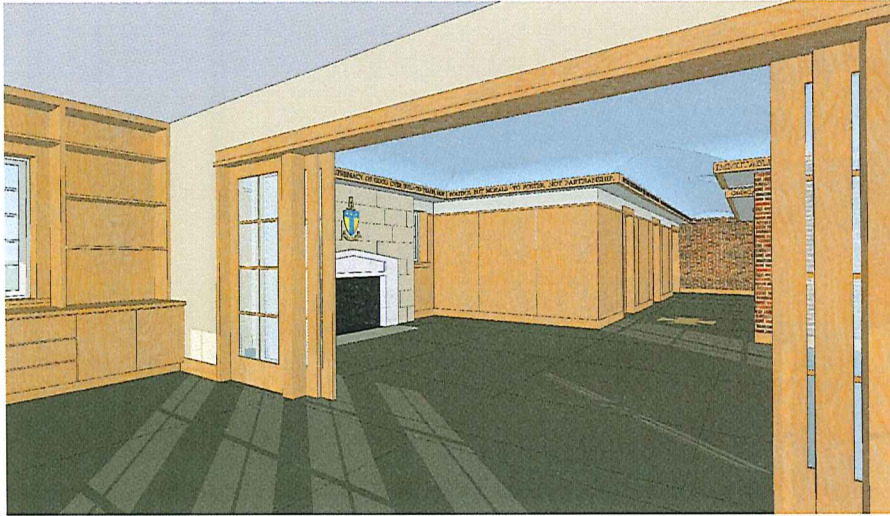
ROOF PLAN



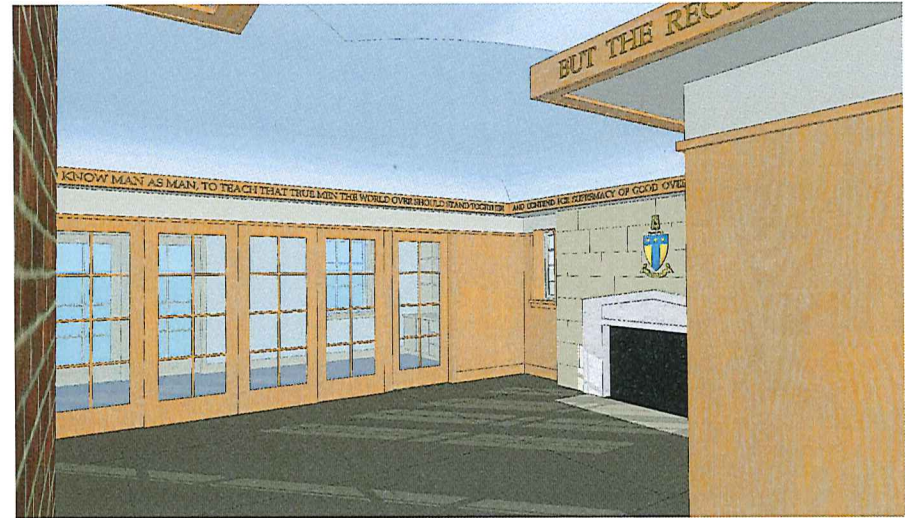


SOUTH (FRONT) ELEVATION





VIEW LOOKING FROM NEW LIBRARY TOWARD LIVING ROOM & MAIN HALL



VIEW LOOKING FROM MAIN HALL TOWARD LIVING ROOM



VIEW LOOKING DOWN MAIN HALL TOWARD LIVING ROOM



Fred Baxter & Associates
ARCHITECTURE

649 Fifth Street, Suite 203 Mukwonago, Washington 98275 (425) 348-3975 fax (425) 333-0005 fred@baxterbax.com

Date: 7/24/17
Revisions:

This document, and the design and building
professional services, are the property of the
architect. It is to be used only for the project
or projects, for any other project without the
written authorization of the architect.

Chapter House Renovation
Gamma Chi of Alpha Tau Omega
710 NE Linden Street
Pullman, Washington 99163

A5.1

2015 IBC/IEBC COMPLIANCE

GENERAL BUILDING AND OCCUPANCY CLASSIFICATION (IBC)

CHAPTER 3 - OCCUPANCY

• RESIDENTIAL AND SORORITY HOUSES

CHAPTER 4 - SPECIAL REQUIREMENTS BASED ON OCCUPANCY

- 402.2 GROUP R-3
- 402.3 SEPARATION: WALLS, SLEEPING UNITS SHALL BE SEPARATED FROM EACH OTHER AND OTHER OCCUPANCIES WITH FIRE PARTITIONS PER 104.
- 402.3.3 HORIZONTAL SEPARATION: SLEEPING UNITS SHALL BE SEPARATED FROM EACH OTHER AND OTHER OCCUPANCIES WITH A HORIZONTAL ASSEMBLY PER 711.
- 402.3.4 AUTOMATIC SPRINKLER: R OCCUPANCIES SHALL BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM PER 903.2.2. RESIDENTIAL SPRINKLERS INSTALLED PER 903.2.2.

CHAPTER 5 - GENERAL HEIGHTS AND AREAS

BASED ON R-3 OCCUPANCY TYPE V-B CONSTRUCTION WITH NFPA (OR SPRINKLER SYSTEM) THROUGHOUT

- 504: BUILDING HEIGHT/NUMBER OF STORIES: 60/3 STORIES ABOVE GRADE PLANE (TABLE 504.3 AND 504.4)
- 506: BUILDING AREA ALLOWABLE (TABLE 506.2) - $A_g = [A_{TDR}(IP)](KSA)$
 $A_g = 13,000$ (15,000 X 0.8) K 3
 $A_g = 36,150$ S.F.

50' SEPARATION ON ALL 4 SIDES
 $IP = [5712/212] = 0.27$ 90/90

• 504.1 INCIDENTAL USES

- 504.1.1 FURNACE ROOMS: FURNACE ROOMS OVER 400,000 BTUH
- 504.1.2 ROOMS WITH BOILERS: MORE LARGEST PIECE OF EQUIPMENT IS OVER 15 PSI AND 10 HP
- 504.1.3 LAUNDRY ROOMS: OVER 100 S.F.

THE ABOVE SPACES NEED NOT HAVE RATED WALLS WITH A SPRINKLER SYSTEM, BUT PROVIDE SEPARATION FROM OTHER SPACES SO AS NOT TO PERMIT THE PASSAGE OF SMOKE, WALLS THAT EXTEND FROM FLOOR TO FLOOR, STUCCO ABOVE SELF-CLOSING DOORS, FIRE DAMPERS IN ANY AIR TRANSFER OPENINGS.

GENERAL REQUIREMENTS PER 2015 IEBC (WORK AREA COMPLIANCE METHOD PER 501.2, ALTERATION LEVEL 2)

- 501.2.1 MEANS OF EGRESS: MAINTAIN EXISTING LEVEL OF PROTECTION PER IEBC 104.
- 501.2.2 ACCESSIBLE MEANS OF EGRESS ARE NOT REQUIRED PER IEBC 103.1, EXCEPTION 2.

- ENTRANCES NOT REQUIRED TO BE ACCESSIBLE IF FACILITY HAS ANOTHER ENTRANCE ON THE ACCESSIBLE ROUTE.

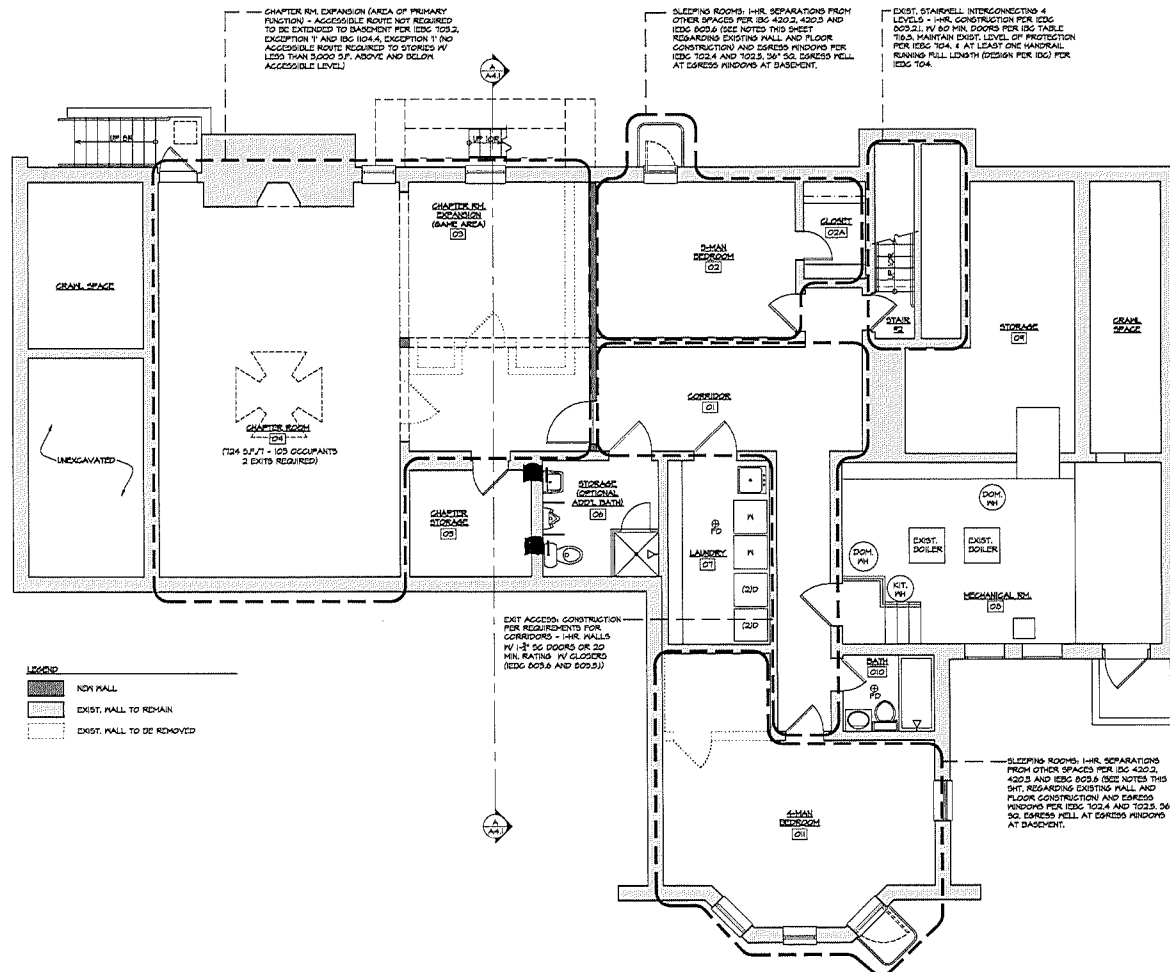
- ACCESSIBLE SLEEPING UNITS IN R-3: COMPLY WITH IBC 1101 FOR ACCESSIBLE UNITS - APPLY TO QUANTITY OF SPACES BEING ALTERED PER IEBC 103.1.1.

- ALTERATIONS AFFECTING AN AREA OF PRIMARY FUNCTION: THE ROUTE TO THE AREA SHALL BE ACCESSIBLE PER IEBC 103.2 UNLESS

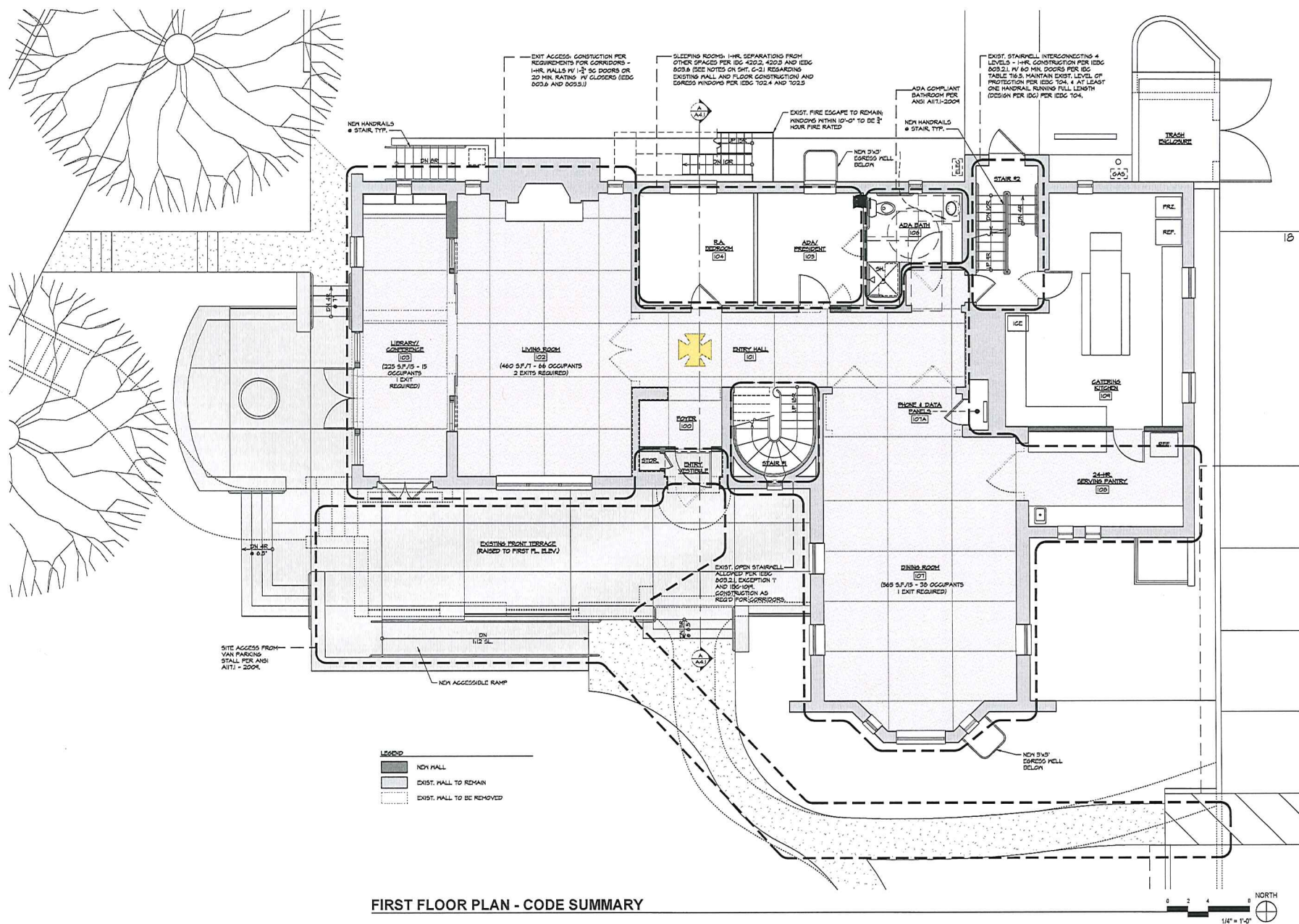
- THE COST OF PROVIDING THE ACCESSIBILITY EXCEEDS 20% OF THE COSTS OF THE ALTERATIONS AFFECTING THE AREA.

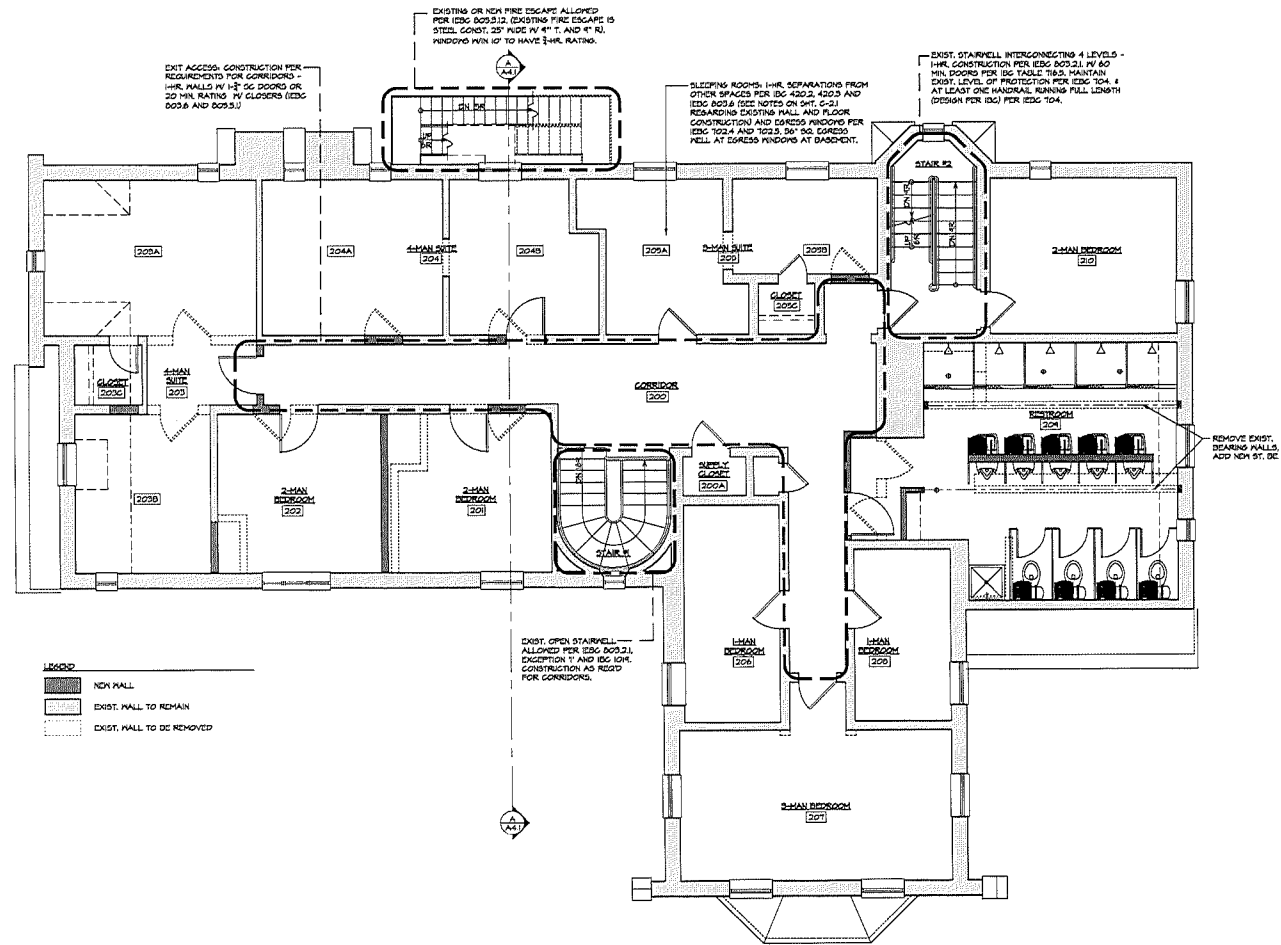
- ALL AREAS OF PRIMARY FUNCTION ARE LOCATED ON THE FIRST FLOOR, WHICH IS BEING ALTERED TO BE FULLY ACCESSIBLE, WITH THE EXCEPTION OF THE EXPANDED CHAPTER ROOM ON THE BASEMENT LEVEL, WHERE THE ACCESSIBLE ROUTE OF TRAVEL IS NOT EXTENDED DUE TO ECONOMIC INFEASIBILITY PER IEBC 103.2, EXCEPTION 1. THE ACCESSIBLE ROUTE IS NOT EXTENDED TO ANY LEVELS OTHER THAN THE FIRST LEVEL DUE TO THE LACK OF ELEVATOR SERVICE PER 104.4, EXCEPTION 1 (FLOORS ABOVE AND BELOW THE ACCESSIBLE LEVEL LESS THAN 3,000 S.F.).

- EXISTING CONSTRUCTION REQUIRED TO HAVE 1 HOUR FIRE RATING: EXISTING WALLS WITH 1" GYPSUM OVER 1/2" PLASTER EACH SIDE 2X4 FRAMING MEETS REQUIREMENTS FOR 1 HR. RATING, EXISTING FLOOR CONSTRUCTION 2" UNDERLAYMENT OVER 3" SUB-FLOOR OVER 2X12 JOISTS @ 16" O.C. WITH 1" GYPSUM OVER 1/2" PLASTER MEETS REQUIREMENTS FOR 1 HR. RATING.



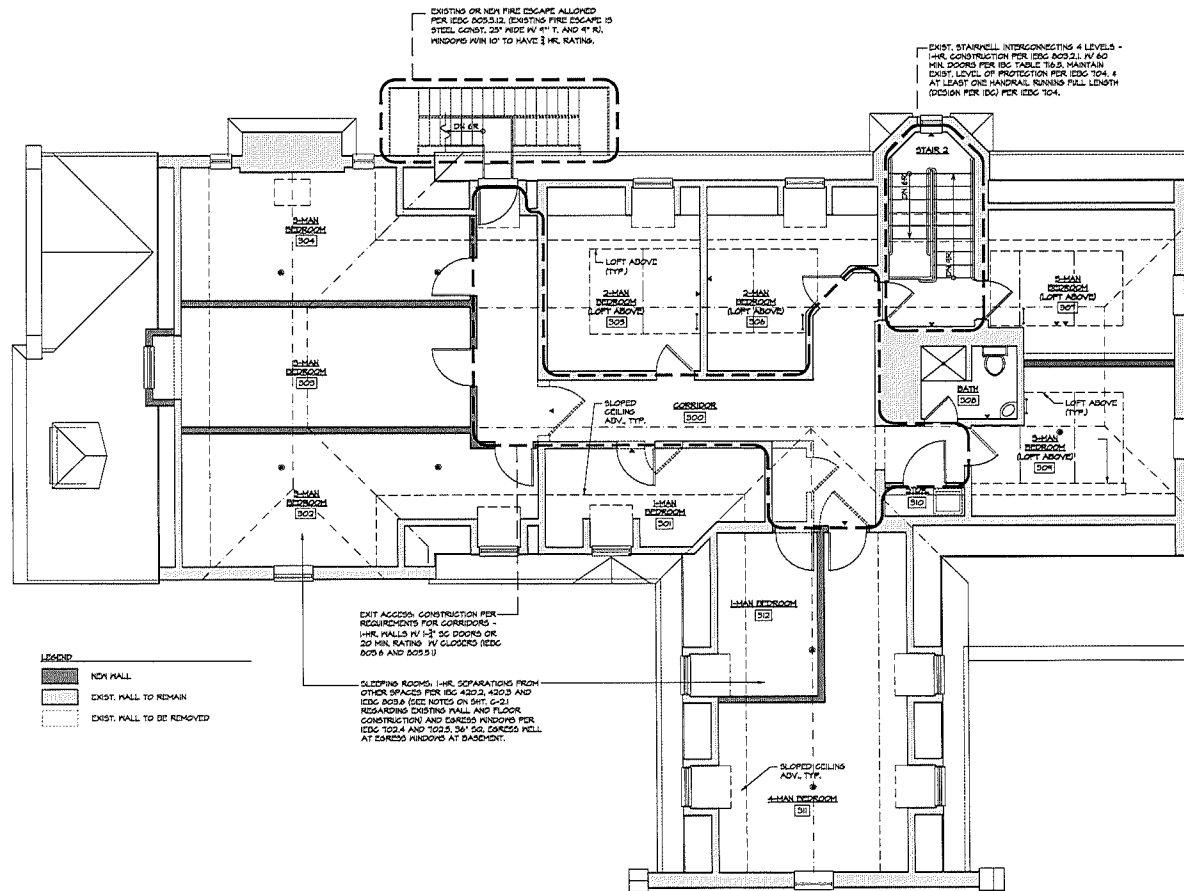
BASEMENT PLAN - CODE SUMMARY





SECOND FLOOR PLAN - CODE SUMMARY





THIRD FLOOR PLAN - CODE SUMMARY

